

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Fulton County Housing Authority</u> PHA Code: <u>IN069</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>175</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity, and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Strategic Goal: Improve the quality of assisted housing Objective – Continually strive to improve voucher management (SEMAP score) 98% Objective – Increase customer satisfaction Objective – Increase landlord/tenant awareness and understanding of available programs				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Fulton County Housing Authority office at 824 Main Street in Rochester, IN, during business hours				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Not applicable to Section 8 only agency				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Items 8.1 – 8.3 not applicable to Section 8 only agency				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	257		56
Extremely low income <=30% AMI	182	71%	
Very low income (>30% but <=50% AMI)	75	29%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	240	93%	
Elderly families	15	5%	
Families with Disabilities	Unknown	Unknown	
Race/ethnicity Black	14	5%	
Race/ethnicity Hispanic	5	1%	
Race/ethnicity Indian	0	0%	
Race/ethnicity Asian	0	0%	
Race/ethnicity Pacific Islander	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

9.0

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:

- Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintaining or increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

Strategy 2: Target available assistance to families at or below 30% of AMI by:

- Exceeding HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance

9.1

Additional Information. Describe the following, as well as any additional information HUD has requested.

- (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

Objective: Consider acquiring or building units or developments

- A goal expressed in our previous 5-Year plan was to expand the supply of assisted housing by acquiring or building units or developments. Since then, we have successfully entered into a tax credit project for 56-unit Arbor Woods apartment complex. Lease up began in 2008, and this project has offered both quality and affordability to renters in our local community.

Objective: Strive for 98% minimum compliance on SEMAP requirements

- As a high performing PHA, we are only required to submit SEMAP certification every other (odd) year. Our scores during the past 5 years have been: 2005 – 100%, 2007 – 96%, and 2009 – 96%. Both lower scores were due to our inability to comply with QC HQS requirements – we have since hired a neighboring PHA to perform our QC inspections and will receive full points for this factor in the future.

Objective: Increase customer satisfaction

- Staff is consistently discussing ways to improve our processes so that our clients and landlords have better service in an expedient manner. Processes and forms are also reviewed often to make sure they are clear and easy to understand.

10.0

Miscellaneous changes/improvements since the previous 5-year plan:

- Voucher search time was increased from 60 to 90 days without requiring an extension request, thus simplifying the process and allowing more time for voucher-holders to locate adequate housing options
- Minimum rent increased from zero to \$50
- Payment standards are currently between 100-109% of published FMRs, reflecting higher market rents and increasing housing options for families while helping to keep tenant contributions as close to 30% of family's adjusted annual income as possible

- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

"Substantial deviation" from the Agency's Five Year Plan or Annual Plan will include:

- Any change to, or development of, the Agency's mission statement.
- Any change to or deletion of a goal or objective that is included in the PHA Five Year Plan.
- Any change to a goal or objective that is included in the PHA Five Year Plan that would have an effect on the Section 8 participants.
- Any additional goals or objectives that have been identified to meet the stated Mission of the PHA.

"Significant Amendment or Modification" to the Agency's Five Year or Annual Plan is defined as follows:

Any change in policy which significantly and substantially alters the Authority's stated mission and the persons the Authority serves. This would include admissions preferences and conversion programs. Discretionary or administrative amendments consistent with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or modifications.

NOTE: Any regulatory changes will be made to any PHA policies or procedures as a matter of ongoing administration and will not be considered to constitute a significant amendment or modification for purposes of the PHA Agency Plan.

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) **Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)**
- (b) **Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)**
- (c) **Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)**
- (d) **Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)**
- (e) **Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)**
- (f) **Resident Advisory Board (RAB) comments.** Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) **Challenged Elements**
- (h) **Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)**
- (i) **Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)**

REQUIRED ATTACHMENTS

11.0 (f) Resident Advisory Board (RAB) comments:

It was suggested by a Resident Advisory Board member that we develop another tax credit project to increase the availability of local quality and affordable rental housing. This suggestion was discussed by the FCHA board and members agreed that this idea should be considered as a future project but no action will be taken in the immediate future.

11.0 (g) Challenged Elements:

None